

City of Reading
PLANNING COMMISSION



2009
ANNUAL REPORT



CITY OF READING, PENNSYLVANIA

PLANNING COMMISSION
815 WASHINGTON STREET
READING, PA 19601-3690
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March 1, 2010

Vaughn D. Spencer, President
City Council
Room 2-24, City Hall
815 Washington Street
Reading, PA 19601-3690

Dear President and members of City Council:

In accord with the provisions of the *Pennsylvania Municipalities Planning Code* (Act 247 of 1968, as reenacted and amended), the City of Reading Planning Commission respectfully submits its Annual Report for 2009. The Report outlines the Commission's activities throughout the year.

The Planning Commission will continue to administer the City's Subdivision and Land Development Ordinance, and those other functions delegated to it, in an effort to improve the quality of life in the City of Reading. The Commission also looks forward to the forthcoming of revisions to the City's land use ordinances.

Sincerely,

Andrew W. Miller
Planning Office



S U M M A R Y

Section 207 of the Pennsylvania Municipalities Planning Code requires the Planning Commission (the municipal planning agency) to keep a full record of its business and submit an annual, written report of those activities to City Council (the governing body), by March 1st of the following year.

The City of Reading Planning Commission held eleven (11) regular monthly business meetings in 2009. The scheduled October meeting never convened for a lack of quorum. The meetings convened on the second Tuesdays of each month, until September, when the Planning Commission opted for the 'fourth Tuesdays' in an attempt to facilitate smoother transitions of applications between the Commission and the Zoning Hearing Board, which generally meets on the 'second Wednesdays'. The complete record of the Commission's regular meeting activity is logged in the official written minutes, on file in the Planning Office. Additionally, recordings of each meeting have been catalogued in digital audio (.wma) format.

This report was reviewed, and approved for its general content by the Planning Commission at its February 23, 2010 meeting (resolution #13-2010).

Written reviews, identifying defects and corrections required by the Zoning and Subdivision/Land Development ordinances, as well as the suggestions and opinions of the Planning Office staff, were prepared by the Planning Office and sent (typically by electronic mail) in response to all qualified applications for subdivision and land development. Certified copies of approved and recorded plans are on-file in the Planning Office.

S U B D I V I S I O N A N D L A N D D E V E L O P M E N T

The Planning Commission's primary role continues to be the administration and enforcement of the City's Subdivision and Land Development Ordinance (Chapter 22 of the "Codified Ordinances"). What follows is a list and brief summary of the proposals brought before the Commission in 2009, organized chronologically and by category. Only those proposals having satisfied the preliminary planning requirements, at least, have been included. For an exhaustive listing of all business brought before the Commission, including proposals in the 'sketch' phase and any since withdrawn, see the "2009 Activity Summary", attached, or the meeting minutes, on-file.

COMMERCIAL & INDUSTRIAL

Aramark Parking Lot - parking lot land development plan

This plan, for 89 off-street parking spaces on that approximately one-acre parcel known as 1100 Schuylkill Avenue, was denied on March 10th (resolutions #10- and 11-2009), for a lack of required details and pre-requisite approvals, notably the Conservation District's. The property was, and continues to be, used as off-street parking anyway, in violation of several of the off-street parking standards (Parts 15 and 16) of the Zoning Ordinance. The Zoning Inspector had also issued an enforcement notice in March of 2008. No subsequent application has been made.

Brentwood Industries Parking Area - parking lot land development plan

Granted final approval on May 12th (resolution #30-2009), this plan proposed an additional 40 off-street parking spaces on that 12-acre parcel known as 615 Brentwood Drive. Work is complete. The plan is on-record with the Berks County Recorder of Deeds; Plan Book Volume 308, page 428.

DoubleTree Hotel & Garage Project - final land development plan

Granted final approval May 12th (resolution #33-2009), this plan proposed a convention-center hotel and a public parking structure on that approximately 2.8-acre parcel known as 701 Penn Street. The garage construction is on-schedule and about 50 percent complete, thanks in-part to a 450-ton crane assembling the 834 separate pieces of precast concrete. The Parking Authority expects completion by August 1, 2010. Hotel construction is expected to follow, although interior design and financing issues are still being addressed. The plan is on-record with the Berks County Recorder of Deeds; Plan Book Volume 309, page 053. A deed conveying the Parking Authority's approximately one-acre share is recorded as Instrument No. 200934900.

King Taco Land Development - final land development plan

Granted final approval July 14th (resolution #37-2009), and reaffirmed November 24th (resolution #57-2009), this plan proposed a Mexican restaurant at 501 North 9th Street, with eat-in/take-out options. The plan was originally denied on May 12th (resolution #27-2009), for lack of the required 'clear-sight triangle' at the intersection. That requirement was later satisfied by *trimming* the corner of the building. Construction has yet to begin. The plan is on-record with the Berks County Recorder of Deeds; Instrument No. 2010002443.

930-942 Pike Street Subdivision (Pike Café, Inc.) - final land development plan

Granted final approval September 22nd (resolution #43-2009), this plan proposed the consolidation of parts of those parcels known as 936, 938, 940 and 942 with 930, 932 and 934 Pike Street, and construction of an outdoor (cabana) seating area thereon. The final plan has yet to be recorded; likewise the revised deeds which would annex and consolidate the constituent parcels. Section 513.a of the Pennsylvania Municipalities Planning Code requires developers to record their plans (with the county recorder of deeds) within ninety (90) days of final approval.

225 Penn St. Parking Lot Plan - parking lot land development plan

Granted final approval September 22nd (resolution #44-2009), this plan proposed a 32-space surface parking lot on that 0.37-acre lot known as 225 Penn Street. Zoning approval required a use variance from the Zoning Hearing Board, which was challenged by the Reading Parking Authority. Work is complete, and the lot in use. The plan is on-record with the Berks County Recorder of Deeds; Instrument No. 2009057448.

Russell Plywood New Warehouse - preliminary land development plan

This plan proposed a 35,020-square foot warehouse on 6.72 acres in the 400 block of Old Wyomissing Road. It was submitted for preliminary consideration July 8th, but never presented to the Commission. The developer and Commission agreed to extend the Planning Code time limits September 22nd (resolution #46-2009), while zoning and other approvals were sought. The Commission ultimately denied the plan on January 26, 2010 (resolution #3-2010), having reached the limits of that extension, and without any further communication from the developer.

CedarPak #4 Paper Mill (United Corrstack, LLC) - final land development plan

First granted final approval at the November 13, 2008 meeting (resolution #71-2008), this plan proposed a new paper mill in the former Reading Tube Corporation building on that parcel known as 800 South Street. That approval was reaffirmed April 14th (resolution #18-2009). The developer intended an annexation of Norfolk Southern-owned strip of land (an obsolete rail line) bisecting the property. It does not appear (from the County assessment records) that the transaction was ever completed. The final plan has yet to be recorded. Section 513.a of the Pennsylvania Municipalities Planning Code requires developers to record their plans (with the county recorder of deeds) within ninety (90) days of final approval.

RESIDENTIAL

Bean Annexation Subdivision - final subdivision plan

Granted final approval April 14th (resolution #16-2009), this plan proposed a subdivision from that parcel known as 1535 Rockland Street for annexation to that known as 1605 Rockland Street. No new construction was proposed. The plan is on-record with the Berks County Recorder of Deeds; Plan Book Volume 308, page 414. The revised deeds are recorded as Instrument Nos. 200925621 and 200945352, respectively.

Goggleworks Apartments - final land development plan

First granted final approval at the September 26, 2006 meeting (resolution #39-2006), and reaffirmed April 14th (resolution #22-2009), this plan proposed fifty-nine (59) high-rise apartments proposed for those parcels known as 100 and 110 North 2nd Street and 101 Pear Street. Construction has not yet started. The plan is on-record with the Berks County Recorder of Deeds; Plan Book Volume 308, page 430. A new deed, consolidating the three parcels as 100 North 2nd Street and transferring the same to the Reading Housing Authority, is recorded at Deed Book Volume 5279, page 2198.

Lands of Munzer Yacoub - final subdivision plan

First granted final approval at the March 11, 2008 meeting (resolution #24-2008), and reaffirmed November 24th (resolution #58-2009), this plan proposed a three-lot subdivision and townhouses on an

empty parcel in the 600 block of Linden Street. The final plan has yet to be recorded; likewise the deeds. Section 513.a of the Pennsylvania Municipalities Planning Code requires developers to record their plans (with the county recorder of deeds) within ninety (90) days of final approval.

INSTITUTIONAL & UTILITY

Play Lot at Grace and Pansy Streets - final land development plan

Granted final approval May 12th (resolution #28-2009), this plan proposed a new playground and parking lot on that parcel known as 412 Pansy Street. The project has been delayed on cost considerations and for other School District projects taking priority. Lately, the project seems to have been revived, and the School District has apparently opted to purchase the property from the 18th Ward Democratic Club of Reading, instead of the long-term lease previously arranged. The final plan has yet to be recorded. Section 513.a of the Pennsylvania Municipalities Planning Code requires developers to record their plans (with the county recorder of deeds) within ninety (90) days of final approval.

Albright College Outdoor Athletic Courts - final land development plan

Granted final approval May 12th (resolution #29-2009), this plan proposed six basketball courts over 103 off-street parking spaces proposed for that 1.7-acre parcel known as 1716 North 12th Street. The site was home to a U. S. Army Reserve Center from 1951 to 1987 and, before that, the Noe-Equal Hosiery Company from 1923 to 1928. Work is complete. The plan is on-record with the Berks County Recorder of Deeds; Plan Book Volume 308, page 468.

18th Ward Water Booster Station (Reading Area Water Authority) - final land development plan

Granted final approval September 22nd (resolution #45-2009), this plan proposed a water pressure booster pump station proposed on the 5.7 acres known as 107 River Road. It is intended to boost the pressure in the lines in Reading's 18th Ward, and allow the Authority to fill tanks that they are currently unable to. Construction is anticipated around April of 2010. The final plan has yet to be recorded. Section 513.a of the Pennsylvania Municipalities Planning Code requires developers to record their plans (with the county recorder of deeds) within ninety (90) days of final approval.

Police Firing Range and Support Building - final land development plan

Granted final approval September 22nd (resolution #48-2009), this plan proposed a known-distance firearms course and support building proposed on the City-owned land commonly known as "Fritz's Island". The contract for construction is expected to be 'bid' in the near future. Work is scheduled to be completed by a June 18th deadline. The final plan has yet to be recorded. Section 513.a of the Pennsylvania Municipalities Planning Code requires developers to record their plans (with the county recorder of deeds) within ninety (90) days of final approval.

2nd Street Learning Center (Opportunity House) - preliminary subdivision/land development plan

Presented to the Commission as a preliminary application December 22nd, this plan proposes an educational facility and day care on those parcels bounded by East Lafayette, Beech, Pear and North 2nd Streets, and an off-street parking area on 406-444 Pear Street. The plan was tabled pending the input of the Berks County Conservation District and the City's Department of Public Works.

Utilities Administration Building (Department of Public Works) - final land development plan

The Commission waived its right to review the plan at the August 11th meeting (resolution #41-2009), as most of the proposed construction lies in Cumru Township. The plan proposed an administrative and laboratory component to the Fritz Island Wastewater Treatment Plant on the 5.33 acres known as 946 and 970 Morgantown Road. The project is apparently 'on hold', for budgeting reasons.

Modifications

Section 512.1.d of the Pennsylvania Municipalities Planning Code requires the Planning Commission to keep a written record of all action on all requests for modification/waiver of the Subdivision and Land Development Ordinance. Those waivers formally granted are summarized in this report, but further explained and notated in the meeting minutes and on the plan title sheets themselves.

ZONING

Conditional Uses

Sections 603.c.2 of the Pennsylvania Municipalities Planning Code and 27-301.2.C of the City's Zoning Ordinance give the Planning Commission an opportunity to comment on any applications for "conditional uses" as classified by the Zoning Ordinance. There were three (3) such applications made in 2009.

439 South 9th Street - §603.c.2 conditional use review (conversion)

On January 13th, the Planning Commission recommended (resolution #2-2009) that City Council deny this application for three apartment units, where the City only recognized two. The Commission based its objection on the Comprehensive Plan's policies on density and the Zoning Ordinance's parking standard. Council ultimately denied the conditional use on February 9th (its Resolution No. 16-2009).

1259 North 10th Street - §603.c.2 conditional use review (conversion)

On April 14th, the Planning Commission recommended (resolution #21-2009) that City Council consider this application for ten apartment units in light of available parking and building code compliance. Council approved the conditional use on April 13th (its Resolution No. 41-2009).

1041 Penn Street - §603.c.2 conditional use review (conversion)

Intended for the Commission's review at the December 22nd meeting, this application was mishandled by the Planning Office. City Council convened the required hearing on January 6, 2010. By the time the application was presented to the Commission, a month later at its January 26, 2010 meeting, the official record was closed. Council has yet to make its decision.

Zoning Ordinance Amendments / Zoning Map Changes

Section 609.c of the Pennsylvania Municipalities Planning Code gives the Planning Commission a 30-day period in which to comment on proposed zoning ordinance amendments and/or map changes. There were two (2) such proposals considered by the Commission in 2009.

the "rental regulation ordinance - the R1A, R1 and R2 districts" - §609 zoning amendment review

Reviewed February 10th (resolution # 4-2009), and again March 10th (resolution #14-2009), the Planning Commission considered the proposed ordinance an attempt to regulate land ownership, as opposed to *use*, and therefore beyond the scope of *zoning*. On this interpretation, and having received similar counsel from the City Solicitor, Council has deferred action on the legislation.

the "municipal-use district" proposed zoning amendment - §609 zoning amendment review

Reviewed May 12th (resolution # 34-2009), the Commission gave its general consent to this proposed reclassification of lands already entirely owned and operated by local government. The amendment clarifies the allowed uses of the land on and adjacent to Fritz Island. Council ultimately enacted the ordinance and its associated map change June 22nd (its Bill No. 33-2009).

REDEVELOPMENT

Blighted Property Review Committee – recommendations for reuse

On November 24th, the Commission made recommendations for the preferred *reuse* of seven (7) of the twelve (12) properties deemed "blighted" by the Blighted Property Review Committee. The Commission's input was a required step in the Review Committee's procedure, and required consistency with the Comprehensive Plan and Zoning Ordinance. The remaining five (5) were revisited at the January, 26, 2010 meeting.

- 118 West Elm Street – recommended "residential" uses (resolution #50-2009)
- 343 McKnight Street – recommended "residential" uses (resolution #51-2009)
- 360 McKnight Street – recommended "residential" uses (resolution #52-2009)
- 127 Walnut Street – recommended "residential" uses (resolution #53-2009)
- 328 Pear Street – recommended "residential" uses (resolution #54-2009)
- 317 Schuylkill Avenue – recommended "residential" uses (resolution #55-2009)
- 628 North Front Street – recommended "place of worship" uses (resolution #56-2009)

Additional, and more authoritative detail of each property, and the *findings* of blight, may be found in the Review Committee's certification hearing transcript (September 17, 2009).

COMPREHENSIVE PLANNING

Section 303 of the Pennsylvania Municipalities Planning Code requires the Planning Commission to review certain public actions as they relate to policies set forth in its Comprehensive Plan. The following entries detail the extent to which such review opportunities were given.

STREETS & PUBLIC GROUNDS per Section 303.a.1

the 500 block of Poplar Lane, petition to vacate - §303.a.1 review

Reviewed February 10th (resolution #7-2009), the Planning Commission determined to withhold its recommendation, pending additional detail on the extent proposed, the effect on the adjacent properties, the Zoning Ordinance's requirement for frontage on public streets, et cetera. It was later determined that the section wasn't technically a 'public street', and so Council never acted. The Recorder of Deeds allowed a new deed, consolidating his eight separate parcels, to be recorded as "542 Poplar Lane" at Deed Book Volume 5387, page 1284.

Volunteer Firemen's Memorial Bandshell Renovation, concept plan - §303.a.1 review

On July 14th, the Commission heard a presentation of Simone Collins' plan for the rehabilitation of the Bandshell and the grounds surrounding it. The members had an opportunity to ask questions and offer comments on the design.

PUBLIC STRUCTURES per Section 303.a.2

bicycle rack installations (at Stonecliffe and Angelica parks) - §303.a.2 review

On February 10th (resolution 6-2009), the Commission offered its support for a RiverPlace Development Corporation plan to install bicycle racks in Stonecliffe and Angelica parks. The racks, mimicking the shapes of a tortoise, a biker and a fish, were designed by a local artist at the GoggleWorks Center for the Arts, and fabricated by metal-working students at the Berks Career and Technology Center.

Revolutionary War monument for City Park - §303.a.2 review

On February 10th (resolution 5-2009), and again March 10th (resolution 13-2009), the Commission reviewed and endorsed a proposal from the local chapters of the Sons, Daughters and Children of the American Revolution for a 10-foot, gray granite obelisk, dedicated to local patriots involved in the American War of Independence. The monument was fabricated by P. F. Eisenbrown & Sons, and dedicated at a ceremony held October 10th.

ORDINANCE AMENDMENTS & CAPITAL IMPROVEMENTS per Sections 303.a.3 and 609.c

[see: "Zoning Ordinance Amendments / Zoning Map Changes", under the Z O N I N G section]

Fiscal Years 2010-2014 Capital Improvement Program

The draft capital improvements budget was not presented to, nor reviewed by the Planning Commission in 2009.

PUBLIC WATER & SEWER INFRASTRUCTURE per Section 303.a.4

No proposals fitting this category were reviewed by the Planning Commission in 2009.

OTHER BUSINESS

Membership and Offices

The seven Commission seats are occupied, though three are working on expired terms. Brian Bingaman joined the ranks in January. The Commission demonstrates a combined experience in the fields of urban planning, architecture, historic preservation, construction, the arts, public education, and public administration. The members and their terms are as follows:

- Ermete J. Raffaelli, Chairman – reappointed to the Commission, with a term ending April 1, 2012 (Council Res. No. 100-2008)
- Brian Bingaman, Vice Chairman - appointed to the Commission January 26, 2009, with a term ending April 1, 2012 (City Council Resolution No. 6-2009)
- Michael E. Lauter, Secretary - reappointed with a term ending April 1, 2009 (Council Res. No. 113-2005)
- Wayne Jonas Bealer, Assistant Secretary – reappointed to the Commission, with a term ending September 11, 2010 (Council Res. No. 100-2006)
- Frederic dep Rothermel, Jr., member - reappointed to the Commission, with a term ending April 1, 2009 (Council Res. No. 100-2005)
- Edmund Palka, member - reappointed to the Commission, with a term ending October 8, 2011 (Council Resolution No. 143-2007)
- David N. Reppert, member - reappointed to the Commission, with a term ending April 1, 2009 (Council Res. No. 63-2005)

Section 207 of the Pennsylvania Municipalities Planning Code allows the Commission to elect its own officers. The Commission’s by-laws state that such election shall be held annually, at the May meeting. On May 12th (resolution #32-2009), the Commission did so, filling the positions as noted.

Community Involvement

Ermete Raffaelli serves as a member of the South Mountain YMCA Board of Directors. Mr. Raffaelli also serves as the President of the Reading Hose Company No. 1.

Michael Lauter serves as Executive Director of the Centre Park Historic District.

Wayne Jonas Bealer serves as the Planning Commission’s representative on both the Blighted Property Review Committee and Vending Licensing Board, and is the Key Communicator for the Riverside Elementary School (Reading School District).

Fritz Rothermel serves as Secretary on the Berks Community Television (BCTV) Board of Directors. Mr. Rothermel is the Secretary of the Historical Society of Berks County, a member of the Historical Society Editorial Board, and Secretary of the Centre Park Historic District.

2010 PROJECTIONS

Zoning Ordinance, Subdivision/Land Development Ordinance and Official Map, drafting, revising, preparing, amending and rewriting

The Zoning Amendment Committee continued to work with Urban Research & Development Corporation, at monthly meetings throughout the year, on an overhaul of the Zoning Ordinance. That draft is nearly complete, and moving into the ‘review and comment’ phases of the Planning Code-mandated adoption procedures. In the meantime, an abbreviated committee and relevant City staff are moving ahead on the rewrite of the Subdivision and Land Development Ordinance.

Comprehensive Plan

Section 301.c of the Planning Code requires that municipal comprehensive plans be “reviewed at least every ten years”. Last visited in 2000, that review is required in the coming year. While its policy aims are generally still relevant, the existing Plan does target specific areas for redevelopment that since have been developed. At a minimum, the Plan should be proofread for these, and other goals either accomplished or made obsolete.

2009 was a slower year for new land development in Reading, when compared with the several years prior. Anecdotal evidence suggests this is more the result of the nation-wide economic contraction and than any other single factor.

The Planning Commission will continue to administer the Subdivision and Land Development Ordinance, and perform those zoning functions delegated it by law and/or ordinance. The Planning Commission and Planning Office each look forward to broader roles in the *master planning* of the City of Reading.

**City of Reading Planning Commission
2009 Activity Summary**

<u>DATE</u>	<u>RES#</u>	<u>SUBJECT</u>	<u>ACTION</u>	<u>PLAN BOOK</u>
Jan. 13	1-2009	DoubleTree Hotel & Garage Project - preliminary land development plan	approved the preliminary plan, 5-0	
Jan. 13	2-2009	§603.c.2 conditional use review-439 South 9th Street (conversion)	recommended City Council's denial, 5-0	
Jan. 13	3-2009	review the draft December 9, 2008 meeting minutes	approved the December 9th minutes, 5-0	
Feb. 10	n/a	Play Lot at Grace and Pansy Streets - preliminary land development plan	tabled the preliminary plan, 6-0	
Feb. 10	n/a	King Taco Land Development - preliminary land development plan	tabled the preliminary plan, 6-0	
Feb. 10	4-2009	§609.c review-the "rental regulation ordinance - the R1A, R1 and R2 districts"	recommended City Council's rejection, 6-0	
Feb. 10	5-2009	§303.a.2 review-Revolutionary War monument for City Park	delayed recommendation to the March meeting, 6-0	
Feb. 10	6-2009	§303.a.2 review-bicycle rack installations (at Stonecliffe and Angelica parks)	supported the bicycle rack installations, 6-0	
Feb. 10	7-2009	§303.a.1 review-vacating the 500 block of Poplar Lane	withheld opinion pending additional information, 6-0	
Feb. 10	8-2009	review the draft January 13, 2009 meeting minutes	approved the January 13th minutes, 6-0	
Feb. 10	9-2009	review the draft 2008 Planning Commission Annual Report	approved the 2008 Annual Report, 6-0	
Mar. 10	10-2009	Aramark Parking Lot - parking lot land development plan	denied plan approval, 1-4	
Mar. 10	11-2009	Aramark Parking Lot - parking lot land development plan	denied the parking lot plan, 5-0	
Mar. 10	n/a	Play Lot at Grace and Pansy Streets - final land development plan	tabled the final plan, 4-0-1	
Mar. 10	12-2009	§508.3 agreement to extension-King Taco Land Development	tabled, and extended the preliminary plan, 5-0	
Mar. 10	13-2009	§303.a.2 review-Revolutionary War monument for City Park	recommended position within Veterans Grove, 5-0	
Mar. 10	14-2009	§609.c review-the "rental regulation ordinance - the R1A, R1 and R2 districts"	recommended City Council's rejection, 5-0	
Mar. 10	15-2009	review the draft February 10, 2009 meeting minutes	approved the February 10th minutes, 5-0	
Apr. 14	16-2009	Bean Annexation Subdivision - final subdivision plan	approved the final plan, 5-0	308 page 414
Apr. 14	17-2009	§508.3 agreement to extension-Play Lot at Grace and Pansy Streets	tabled, and extended the final plan, 5-0	
Apr. 14	18-2009	§513.a approval reaffirmation-CedarPak #4 Paper Mill	reaffirmed final plan approval, 5-0	xxx page xxx
Apr. 14	19-2009	§508.3 agreement to extension-DoubleTree Hotel & Garage Project	agreed to review period extension, 5-0	
Apr. 14	20-2009	§508.3 agreement to extension-King Taco Land Development	agreed to review period extension, 5-0	
Apr. 14	21-2009	§603.c.2 conditional use review-1259 North 10th Street (conversion)	recommended City Council's consideration, 5-0	
Apr. 14	n/a	Albright College Outdoor Athletic Courts - preliminary land development plan	tabled the preliminary plan, 5-0	
Apr. 14	22-2009	§513.a approval reaffirmation-Goggleworks Apartments	reaffirmed final plan approval, 5-0	308 page 430
Apr. 14	23-2009	§207 appointment-Blighted Property Review Committee	reappointed Wayne Bealer, 5-0	
Apr. 14	24-2009	§207 appointment-Vending License Board	appointed Wayne Bealer, 5-0	
Apr. 14	25-2009	review the draft March 10, 2009 meeting minutes	approved the March 10th minutes, 5-0	
May 12	26-2009	waiving §22-502.6.G-King Taco Land Development	waiver denied, 1-4	
May 12	27-2009	King Taco Land Development - final land development plan	denied the final plan, 4-1	
May 12	28-2009	Play Lot at Grace and Pansy Streets - final land development plan	approved the final plan, 5-0	xxx page xxx
May 12	29-2009	Albright College Outdoor Athletic Courts - final land development plan	approved the final plan, 5-0	308 page 468
May 12	30-2009	Brentwood Industries Parking Area - parking lot land development plan	approved the parking lot plan, 5-0	308 page 428

**City of Reading Planning Commission
2009 Activity Summary**

May 12	31-2009	review the draft April 14, 2009 meeting minutes	approved the April 14th minutes, 5-0
May 12	32-2009	§207 nominations-2009 Planning Commission office holders	elected the proposed slate, 5-0
May 12	33-2009	DoubleTree Hotel & Garage Project - final land development plan	approved the final plan, 5-0 309 page 053
May 12	34-2009	§609.c review-the "municipal-use district" proposed zoning amendment	recommended City Council's adoption, 5-0
Jun. 9	35-2009	review the draft May 12, 2009 meeting minutes	approved the May 12th minutes, 5-0
Jun. 9	36-2009	settlement agreement-Big Spring, Inc. vs. City of Reading Planning Commission	approved amendments to the settlement agreement, 4-1
Jul. 14	n/a	§303.a.1 review-Volunteer Firemen's Memorial Bandshell Renovation - concept plan	reviewed concept plan/presentation
Jul. 14	n/a	225 Penn St. Parking Lot Plan - parking lot land development plan	tabled the parking lot plan, 4-0
Jul. 14	37-2009	King Taco Land Development - final land development plan	approved the final plan, 3-1 2010002443
Jul. 14	38-2009	§209.1.b.4 review-residential sprinkler systems, proposed amendment to the Building Code	recommended General Assembly's adoption, 4-0
Jul. 14	39-2009	rescheduling the Commission's regular meeting times (vis-à-vis the Zoning Hearing Board)	changed to fourth Tuesdays, beginning September, 4-0
Jul. 14	40-2009	review the draft June 9, 2009 meeting minutes	approved the June 9th minutes, 4-0
Aug. 11	41-2009	Utilities Administration Building (Department of Public Works) - final land development plan	waived land development review, 5-0
Aug. 11	n/a	225 Penn St. Parking Lot Plan - parking lot land development plan	heard Parking Authority's position
Aug. 11	42-2009	review the draft July 14, 2009 meeting minutes	approved the July 14th minutes, 5-0
Aug. 11	n/a	§27-1713 review-Alvernia University and City signage at Angelica Park	reviewed proposed signage and street modifications
Sep. 22	43-2009	930-942 Pike Street Subdivision (Pike Café, Inc.) - final land development plan	approved the final plan, 5-0 xxx page xxx
Sep. 22	44-2009	225 Penn St. Parking Lot Plan - parking lot land development plan	approved the parking lot plan, 4-1 2009057448
Sep. 22	45-2009	18th Ward Water Booster Station (Reading Area Water Authority) - final land development plan	approved the final plan, 5-0 xxx page xxx
Sep. 22	46-2009	§508.3 agreement to extension-Russell Plywood New Warehouse - preliminary land development plan	agreed to review period extension, 5-0
Sep. 22	47-2009	waiving §§22-402.4.H, 22-402.4.K and 22-403.1.G-Police Firing Range and Support Building	waivers granted, 5-0
Sep. 22	48-2009	Police Firing Range and Support Building - final land development plan	approved the final plan, 5-0 xxx page xxx
Sep. 22	49-2009	review the draft August 11, 2009 meeting minutes	approved the August 11th minutes, 5-0
Nov. 24	n/a	recommendation for reuse-212 South 8th Street (blighted property)	withheld recommendation pending research
Nov. 24	50-2009	recommendation for reuse-118 West Elm Street (blighted property)	recommended residential reuse, 4-0
Nov. 24	51-2009	recommendation for reuse-343 McKnight Street (blighted property)	recommended residential reuse, 4-0
Nov. 24	n/a	recommendation for reuse-157 North Front Street (blighted property)	withheld recommendation pending research
Nov. 24	52-2009	recommendation for reuse-360 McKnight Street (blighted property)	recommended residential reuse, 4-0
Nov. 24	n/a	recommendation for reuse-210 North Front Street (blighted property)	withheld recommendation pending research
Nov. 24	n/a	recommendation for reuse-228 North 2nd Street (blighted property)	withheld recommendation pending research
Nov. 24	53-2009	recommendation for reuse-127 Walnut Street (blighted property)	recommended residential reuse, 4-0
Nov. 24	n/a	recommendation for reuse-153 Walnut Street (blighted property)	withheld recommendation pending research
Nov. 24	54-2009	recommendation for reuse-328 Pear Street (blighted property)	recommended residential reuse, 4-0
Nov. 24	55-2009	recommendation for reuse-317 Schuylkill Avenue (blighted property)	recommended residential reuse, 4-0
Nov. 24	56-2009	recommendation for reuse-628 North Front Street (blighted property)	recommended "place of worship" reuse, 4-0
Nov. 24	57-2009	§513.a approval reaffirmation-King Taco Land Development	reaffirmed final plan approval, 3-1 2010002443

**City of Reading Planning Commission
2009 Activity Summary**

Nov. 24	58-2009	§513.a approval reaffirmation-Lands of Munzer Yacoub	reaffirmed final plan approval, 4-0 xxx page xxx
Nov. 24	59-2009	review the draft September 22, 2009 meeting minutes	approved the September 22nd minutes, 4-0
Dec. 22	n/a	2nd Street Learning Center (Opportunity House) - preliminary subdivision/land developm	tabled the preliminary plan, 5-0
Dec. 22	n/a	§513.a approval reaffirmation-South Campus Project (Alvernia University)	delayed action, pending additional information
Dec. 22	60-2009	review the draft November 24, 2009 meeting minutes	approved the November 24th minutes, 5-0

n/a = no action, not applicable, or not assigned

xxx page xxx = recording required